

**SPECIAL REDEVELOPMENT AGENCY MEETING  
MAY 25, 1999**

The meeting called to order as the City Council at 10:08 a.m. Deputy Mayor Wear chaired the meeting.

Roll Call     Mathis, Wear, Kehoe, Stevens,  
                  Warden, McCarty, Vargas

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Charles Abdelnour, Secretary

Excused:     Mayor Golding  
                  Stallings

The meeting adjourned as the City Council at 10:31 a.m.

The meeting reconvened as the Redevelopment Agency at 10:32 a.m.

**CONSENT-ADOPTION**

2. Approving resolution and document to:

The Second Amendment to the Agency Loan and Housing Development Agreement with Carter Reese LLC #4 for the Village at Euclid housing development.

See Southeastern Economic Development Corporation report dated April 30, 1999, no. 99-005.

Council Companion Item No. 335.

No one spoke in opposition to this item.

Motion by Member Mathis to approve (with Chair Golding, and Stallings not present)  
Second by Member Warden  
Vote: 7-0

**Redevelopment Agency Resolution number R-02990; and Redevelopment Agency Document number D-02990; and City Council Resolution number R-291687.**

The meeting adjourned as the Redevelopment Agency at 10:33 a.m.

The meeting reconvened as the City Council at 10:34 a.m.

#### ADOPTION

1. Approving resolution to:

- Item A. Authorize condemnation proceedings with a 90-day order of immediate possession to acquire fee title to 43 parcels comprising all of Block 4 & 5 of City Heights Annex No. 1 as required for the City Heights Urban Commercial Project.
- Item B. State for the record that the City of San Diego as Lead Agency has reviewed and considered the final environmental documents, EAS No. 96-0135 BG, dated March 11, 1996.

See Deputy Executive Director report dated May 18, 1999, RA 99-4.

Patricia K. Hightman, Project Manager, Redevelopment Agency, presented the staff report.

#### Public Testimony - Opposition

Rhonda J. Holmes-Thompson, representing four property and business owners, including Orazio and Elena DeLuca; Little Italy Restaurant, owned and operated by Jennifer and Diah Asker; William Clagett; the Winn family, Elizabeth Putree and Huey Winn. She addressed four points in opposition; 1) public use and necessity does not require it; 2) the project is not the most compatible with the greatest public good versus the least private injury; 3) this property is not necessary for the project, we can built this Lucky Grocery Store and Sav-On anywhere; 4) taking these properties is not justified. Ms. Holmes-Thompson submitted this information.

Deputy Mayor Wear asked City Attorney to respond to the issues. He stated letters were submitted to the City Clerk office, if Chanh Cao and Richard L. Barner are present and speak to this item. Me Chanh Cao was present, and Mr. Richard L. Barner was not present.

Chanh Cao, owner 99¢ Discount Center, stated does not want to sell his property, and his business is successful.

Casey Gwinn, asked Deputy City Attorney Leslie Fitzgerald, who is handling this matter to respond to the statements that were made, and Doug Humphreys, Deputy City Attorney is available to answer any questions. Mr. Gwinn stated on strong legal ground and to move forward with the action. Doug Humphreys said he concurs with Mr. Gwinn, that the Redevelopment Agency move forward. That the Redevelopment Law has been followed completely in this matter.

#### REDEVELOPMENT AGENCY MINUTES- MAY 25, 1999

Leslie Fitzgerald, Deputy City Attorney, said the Redevelopment Agency must find sufficient facts to prove the three elements necessary or condemnation proceedings to be initiated, public interest as stated by staff and in the staff report.

Orazio DeLuca, owner of property located at Fairmount and University Avenue, stated taking of his property is not necessary for this project, and inappropriate people of their belongings.

Member Kehoe said this project would allow the City to go forward with an additional block of the City Heights Urban Village Project. In a blight survey done in 1992 when the Redevelopment Plan was adopted, and again when the plan was amended in 1996, it showed the commercial facilities serving City Heights were in adequate. This

360,000 sq. ft. site will provide a full block for the final phase of the Mid-City Urban Development Project. Ms. Kehoe said this a capstone to a model neighborhood revitalization program.

Motion by Member Kehoe to approve (with Chair Golding, and Stallings not present)  
Second by Member Warden  
Vote: 7-0

**Redevelopment Agency Resolution number R-02991.**

**ADJOURNMENT**

The meeting adjourned at 11:40 a.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California